



STATE OF FLORIDA

# DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

CHARLIE CRIST  
Governor

July 2, 2010

THOMAS G. PELHAM  
Secretary

REC-100  
JUL 08 2010

Mr. Paul O'Connor, Director  
Lee County Planning Division  
Post Office Box 398  
Fort Myers, Florida 33902-0398

COMMUNITY DEVELOPMENT

Dear Mr. O'Connor:

Thank you for submitting Lee County's proposed comprehensive plan amendments for our review. The reference number for this amendment is **Lee County 10D1 (CPA 2010-01)**.

We have conducted an inventory of the remaining plan amendment package to verify the inclusion of all required materials for the remaining proposed amendments. The submission package appears to be complete, and your remaining proposed plan amendments will be reviewed pursuant to Chapter 163, Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. The Department's ORC report will be mailed to you on or about **August 30, 2010**.

Also, please be advised that Section 163.3184(8)(c), Florida Statutes, requires the Department to provide a courtesy information statement regarding the Department's Notice of Intent to citizens who furnish their names and addresses at the local government's plan amendment transmittal (proposed) or adoption hearings. In order to provide this courtesy information statement, local governments are required by law to furnish the names and addresses of the citizens requesting this information to the Department. Please provide these required names and addresses to the Department *when you transmit your adopted amendment package* for compliance review. In the event no names, addresses are provided, please provide this information as well. For efficiency, we encourage that the information sheet be provided in electronic format.

If you have any questions please contact Brenda Winningham, Regional Planning Administrator, that will be overseeing the review of the amendments, at (850) 487-4545.

Sincerely,

D. Ray Eubanks, Administrator  
Plan Review and Processing

DRE/af

SCANNED



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# DEPARTMENT OF COMMUNITY AFFAIRS

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THOMAS G. PELHAM  
Secretary

## MEMORANDUM

**TO** Jim Quinn, DEP  
Susan Harp, DOS  
Tracy Suber, DOE  
FDOT1- Crawley/Massey  
David Crawford, Southwest Florida RPC  
Jim Jackson, South Florida WMD  
Wendy Evans, AG  
Mary Ann Poole, FWC

**DATE:** July 2, 2010

**SUBJECT:** COMMENTS FOR PROPOSED COMPREHENSIVE PLAN AMENDMENT

**LOCAL GOVERNMENT/ DCA AMENDMENT** Lee County 10D-1

**DCA CONTACT PERSON/PHONE NUMBER:** Brenda Winningham 850/487-4545

**COMMENTS DUE TO DCA NO LATER THAN:** July 31, 2010

Please contact the local government if you do not have a copy of the proposed amendment. Please review the proposed comprehensive plan amendment documents for consistency with applicable provisions of Chapter 163, Florida Statutes, pursuant to Rule 9J-5, Florida Administrative Code. Pursuant to Florida Statute 163.3184(4), forward objections, recommendation and comments to the attention of Ray Eubanks, Administrator, Plan Review and Processing at the Department E-mail address: [DCPexternalagencycomments@dca.state.fl.us](mailto:DCPexternalagencycomments@dca.state.fl.us)

Please use the above referenced DCA AMENDMENT NUMBER on all correspondence related to this amendment.

Note: Review Agencies - The local government has indicated that they have mailed the proposed amendment *directly to your agency*. See attached transmittal letter. *Be sure to contact the local government if you have not received the amendment*. Also, letter to the local government from DCA acknowledging receipt of amendment is attached.

SCANNED



**LEE COUNTY**  
SOUTHWEST FLORIDA

**BOARD OF COUNTY COMMISSIONERS**

Bob Janes  
District One

A. Brian Bigelow June 25, 2010  
District Two

Ray Judah  
District Three

Tammy Hall  
District Four

Frank Mann  
District Five

Karen B. Hawes  
County Manager

David M. Owen  
County Attorney

Diana M. Parker  
County Hearing Examiner

Ray Eubanks, Plan Review and Processing Administrator  
Florida Department of Community Affairs  
Bureau of State Planning  
Plan Processing Section  
2555 Shumard Oak Boulevard  
Tallahassee, FL. 32399-2100

**RECEIVED**  
JUN 30 2010  
DIVISION OF  
COMMUNITY PLANNING

Re: CPA2010-01 Florida Gulf Coast Research and Technology Park Amendment to the Lee Plan  
Transmittal Submission Package  
Development of Regional Impact Related Comprehensive Plan Amendment

Dear Mr. Eubanks:

In accordance with the provisions of F.S. Chapter 163.3187(1)(b) and of 9J-11.006, this submission package constitutes the transmittal package for an amendment to the Lee Plan known as CPA 2010-01 - Florida Gulf Coast Research and Technology Park. The proposed amendment is one of the exemptions to the twice per calendar year limitation on the adoption of comprehensive plan amendments, due to the fact that it is directly related to a proposed Development of Regional Impact, the Florida Gulf Coast Technology and Research Park DRI. The Local Planning Agency held a public hearing for this plan amendment on June 18, 2010. The Board of County Commissioners transmittal hearing for the plan amendment was held on June 23, 2010. The Board of County Commissioners voted to transmit the attached Lee Plan amendment package at the June 23, 2010 hearing. Per 9J-11.006(1)(a)(3), **Lee County is requesting that the Department review the proposed amendment and provide an Objections, Recommendations, and Comments (ORC) Report.** The proposed amendment is not applicable to an area of critical state concern. The Board of County Commissioners has stated its intent to hold an adoption hearing at the same time as the hearing for Application for Development Approval for the DRI.

The subject plan amendment is a privately-initiated request to amend the Tradeport future land use category to place a limit on the amount of "stand alone" retail commercial uses that may be permitted within the land use category. Currently "ancillary retail commercial uses" are permitted, but "ancillary" is not defined as to the types or quantity of retail commercial uses that are permitted.

The name, title, address, telephone number, facsimile number, and email address of the person for the local government who is most familiar with the proposed amendments is as follows:


Mr. Paul O'Connor, AICP  
Lee County Planning Division Director  
P.O. Box 398  
Fort Myers, Florida 33902-0398

**SCANNED**

(239) 533-8309  
Fax (239) 485-8319  
Email: [oconnops@leegov.com](mailto:oconnops@leegov.com)

Included with this package, per 9J-11.006, are one paper copy and two CD ROM copies, in PDF format, of the proposed amendments and supporting data and analysis. By copy of this letter and its attachments, I certify that these amendments and supporting data and analysis have been sent on this date to the agencies listed below.

Sincerely,  
**DEPT. OF COMMUNITY DEVELOPMENT**  
**Division of Planning**

  
Paul O'Connor, AICP, Director  
Director

All documents and reports attendant to this transmittal are also being sent, by copy of this cover, to:

Wendy Evans  
The Department of Agriculture and Consumer Services

Jim Quinn  
Department of Environmental Protection

Susan Harp  
Florida Department of State

Mary Ann Poole  
Florida Fish and Wildlife Conservation Commission

Lawrence Massey  
FDOT District One

Ken Heatherington  
Southwest Florida Regional Planning Council

Jim Jackson, A.I.C.P., Senior Supervisor Planner  
South Florida Water Management District.

**SCANNED**